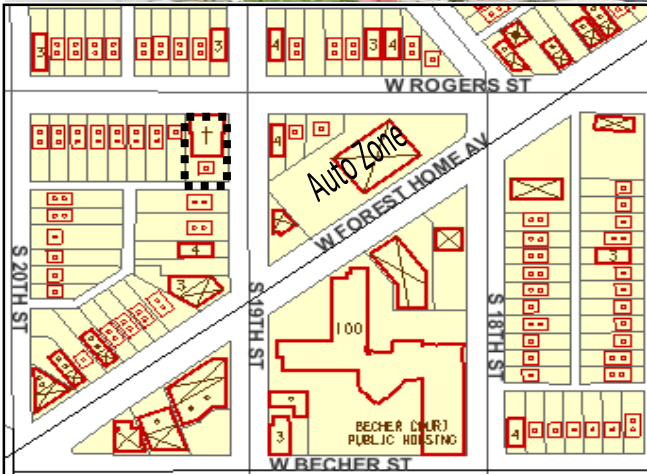




# Office/Studio/Live-Work Opportunity

## 2009-13 South 19<sup>th</sup> Street

## Muskego Way Neighborhood



### FINANCIAL ASSISTANCE PROGRAMS

- Business assistance may be available through Milwaukee Economic Development Corporation @ [www.medconline.com](http://www.medconline.com)
- Home rehabilitation and rental assistance may be available through Neighborhood Improvement Development Corporation @ <http://city.milwaukee.gov/NIDC>

### \$95,000 ASKING PRICE

- 5,097 SF former church constructed in 1914-15  
Large 1<sup>st</sup> floor open area with high ceiling - approx 2,100 SF  
1<sup>st</sup> & 2<sup>nd</sup> floor office area--1,024 SF each  
Partially finished basement with an additional 4,000 SF  
Masonry exterior; wood floors, forced air and gas heat  
Local Historical Designation; Building plans on website
- 1,293 SF brick bungalow, built 1921  
Partially renovated with two bedrooms and one bath  
1.5 stories plus full basement  
Demolition for parking is acceptable with proper landscaping
- 7,800 SF lot—65.64' on Rogers x 120' on 19<sup>th</sup>  
No onsite parking  
Zoned RT4, Two-Family Residential District

### POTENTIAL USES

- Specialty Office, Artist/Photography Studio
  - Religious Assembly/Church use may be considered
- Note:** Some uses may need BOZA approval

### PROHIBITIVE USES

Daycare, social service agency or program, retail use, restaurant or tavern. Tax exempt use also prohibited unless buyer will use building for religious assembly

### CITY SALE CONDITIONS

- Proposals to be evaluated on offer price, prospective use and proposed renovations
- Start-up businesses must submit a business plan
- Acceptance contingent on Common Council approval
- Certificates of Appropriateness required from HPC for all work
- Buyer must obtain Certificate of Occupancy for commercial and residential uses within six months following closing
- Buyer to execute a Purchase & Sale Agreement and submit Earnest Money (5% of price) after Council approval (sample on website)
- Deed will contain restrictive covenants for performance obligation with reversion provision for non compliance and a tax exemption prohibition, unless the Council approves tax-exempt status.
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants; City will provide evidence of title
- A Performance Deposit of 10% of the Purchase Price will be required at closing to ensure satisfactory completion
- Buyers must not violate City Buyer Policies ([see website](#))

**Inspection:** A licensed commercial broker must show the property; Contact DCD @414-286-5730 for access information

**Submittal:** Proposal Summary" (on website) submitted through a license broker with offer price, buyer and broker information, intended use, renovation description/scope of work, budget & financing strategy.

**Due Date:** On or before **3:00 PM, January 13, 2013** @ Bid Desk, DCD, 809 North Broadway, 2<sup>nd</sup> Floor.

**Contact:** Matt Haessly, Department of City Development, 809 North Broadway, Milwaukee, WI 53202  
414-286-5736 or [mhaess@milwaukee.gov](mailto:mhaess@milwaukee.gov)

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